



MINUTES

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ August 8, 2013 at 7:00 pm

**Place 1 Michelle Stephenson
Place 2 Joel Wixson
Place 3 Ronald Abruzzese – Chairman**

**Place 4 Sid Sokol
Place 5 Richard Allen
Place 6 Betty Saenz - Vice Chairman
Place 7 Jeff Seiler**

1. Call to Order
Meeting called to order at 7:02 pm.
2. Roll Call
All Commissioners were present except Commissioner Wixson and Commissioner Sokol.
3. Approval of Minutes:
Regular Planning & Zoning Meeting: July 25, 2013
Motion made by Commissioner Seiler to approve the minutes, seconded by Vice Chairman Saenz. Motion passed with four votes. Commissioner Stephenson abstains.

4. Director's report to P & Z Commissioners on actions taken by the City Council on recommendations from the Commission.

Tom Yantis, Director of Development Services, reported on actions that were taken by the City Council, at their August 1, 2013 meeting, on items that were recommended from the P & Z Commission. In addition, he discussed the Joint Work Session between P & Z Commissioners and City Council.

5. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No one wished to speak.

Public Hearing

6. Subdivision Case 12-SFP-005: Hold a public hearing and consider action on the Lakeline Northwest Commercial Short Form Final Plat, for approximately 6.311 acres, including Williamson County property ID # R435290, R429323, and R482524; generally located on the northwest corner of the intersection of Lakeline Boulevard and Crystal Falls Parkway, Williamson County, Texas. Applicant: Jonah Mankovsky on behalf of Lookout Group, Inc (Mike Siefert).

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval. The condition listed in the executive summary was addressed.

b) Applicant Presentation

Jonah Mankovsky was present for questions

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place

f) Consider Action

Commissioner Stephenson motioned to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

7. Subdivision Case 13-FP-005: Hold a public hearing and consider action on the Crystal Crossing, Phase 3 Final Plat for 12.85 acres more or less; WCAD Parcel #R031396 and R031390; generally located to the north of the intersection of Calla Lily Boulevard and Crystal Falls Parkway; Williamson County, Texas. Applicant/Agent: Steven Ihnen, P.E. on behalf of KB Homes (John Zinsmeyer)

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval with conditions listed in the executive summary.

b) Applicant Presentation

No applicant was present.

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place

f) Consider Action

Commissioner Sieler motioned to approve with staff recommendation, Commissioner Stephenson seconded the motion. Motion passed unanimously.

8. Subdivision Case 12-FP-006: Hold a public hearing and consider action on the Hazlewood, Phase 2A Final Plat for 13.851 acres more or less; WCAD Parcel #R512976; generally located to the northwest of the intersection of Republic Trails Boulevard and Ronald W. Reagan Boulevard; Williamson County, Texas. Applicant/Agent: Dustin Goss, P.E. on behalf of Continental Homes of Texas, LP.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval with conditions listed in the executive summary.

b) Applicant Presentation

Tom Moody spoke on the purpose for the final plat.

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place

f) Consider Action

Commissioner Sieler motioned to approve with staff recommendation, Commissioner Stephenson seconded the motion. Motion passed unanimously.

9. Subdivision Case 12-FP-015: Hold a public hearing and consider action on the Hazlewood, Phase 2B Final Plat for 8.667 acres more or less; WCAD Parcel #R512976; generally located to the northwest of the intersection of Republic Trails Boulevard and Ronald W. Reagan Boulevard; Williamson County, Texas. Applicant/Agent: Dustin Goss, P.E. on behalf of Continental Homes of Texas, LP.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval with conditions listed in the executive summary.

b) Applicant Presentation

Tom Moody spoke on the purpose for the final plat.

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place

f) Consider Action

Commissioner Stephenson motioned to approve with staff recommendation, Commissioner Allen seconded the motion. Motion passed unanimously.

10. Subdivision Case 13-FP-010: Hold a public hearing and consider action on the Pecan Creek, Phase 1 Final Plat for 20.46 acres more or less; WCAD Parcel #R518873 and R518872; located at 451 CR 179; generally located approximately 4,500 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179; Williamson County, Texas. Applicant/Agent: Randall Jones & Associates on behalf of Jen Tex III, LLC.

a) Staff Presentation

**Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval with conditions listed in the executive summary.
Condition #6 was addressed.**

b) Applicant Presentation

Ryan Mikulenka spoke on the purpose for the final plat.

c) Open Public Hearing

**Chairman Abruzzese opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Abruzzese closed the public hearing.

e) Discussion

Some discussion took place

f) Consider Action

Commissioner Allen motioned to approve with staff recommendation, Commissioner Saenz seconded the motion. Motion passed unanimously.

11. Discussion of attendance by P & Z Commissioners to the Texas APA Conference scheduled for October 2, 3, & 4, 2013
P & Z Commissioners discussed the upcoming Texas APA Conference and it was decided Commissioner Wixson and Commissioner Allen will be attending the Texas APA Conference in October and Vice Chairman Saenz will be an alternate.

12. Meeting adjourned at 7:20 pm

Chairman Abruzzese

ATTEST:

Ellen Pizalate, P & Z Secretary